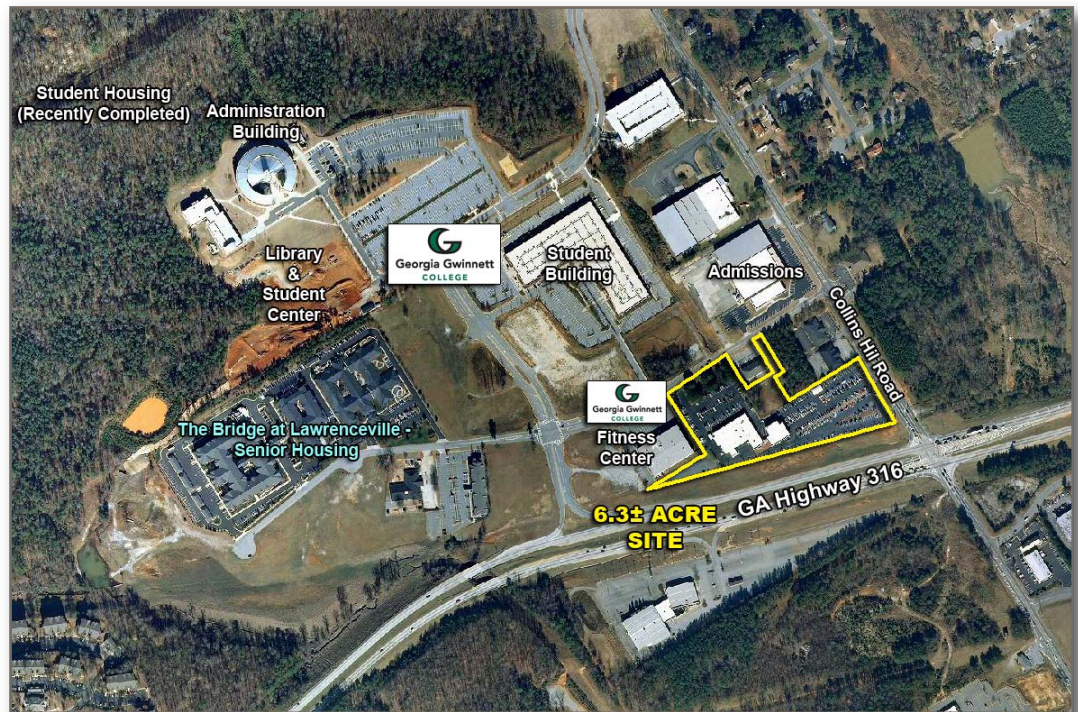


FOR SALE

6.3± Acres

850 Collins Hill Road - at GA Highway 316
Lawrenceville, GA 30043



For more information,
please contact:

Dan Buyers

770.596.2629

tdb@mcwrealty.com

**McWhirter Realty
Partners, LLC**

300 Galleria Parkway

Suite 300

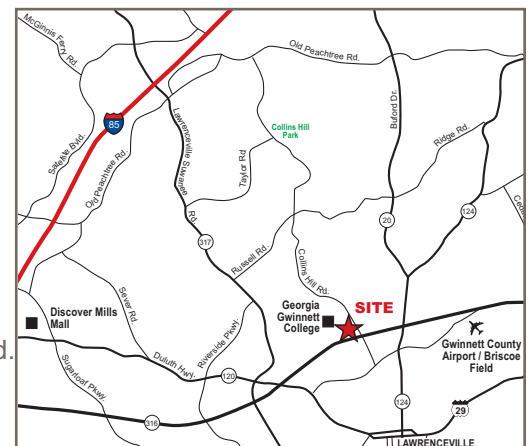
Atlanta, GA 30339

770.955.2000

www.mcwrealty.com

FEATURES

- 6.32± Acres - Former home of Colonial GMC Automobile Dealership (relocated) with over 25,000 sq.ft. of buildings.
- Adjacent to Georgia Gwinnett College - fastest growing college in the southeastern United States:
 - 9,404+ students
 - 400+ faculty
- Road frontage on 3 roads.
- 74,780 vpd on Hwy 316 west of Collins Hill Rd.
- Zoned BG (Business General) and LM (Light Manufacturing) - City of Lawrenceville
- Inquire for Pricing
- Demographics:



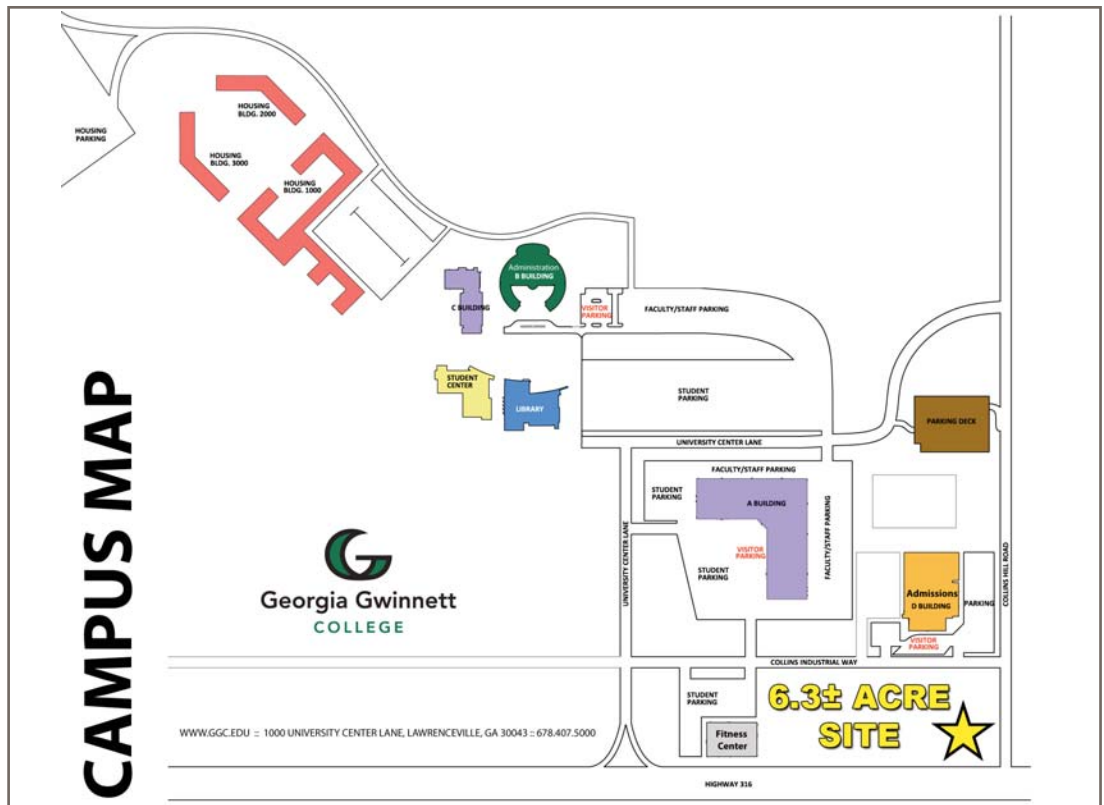
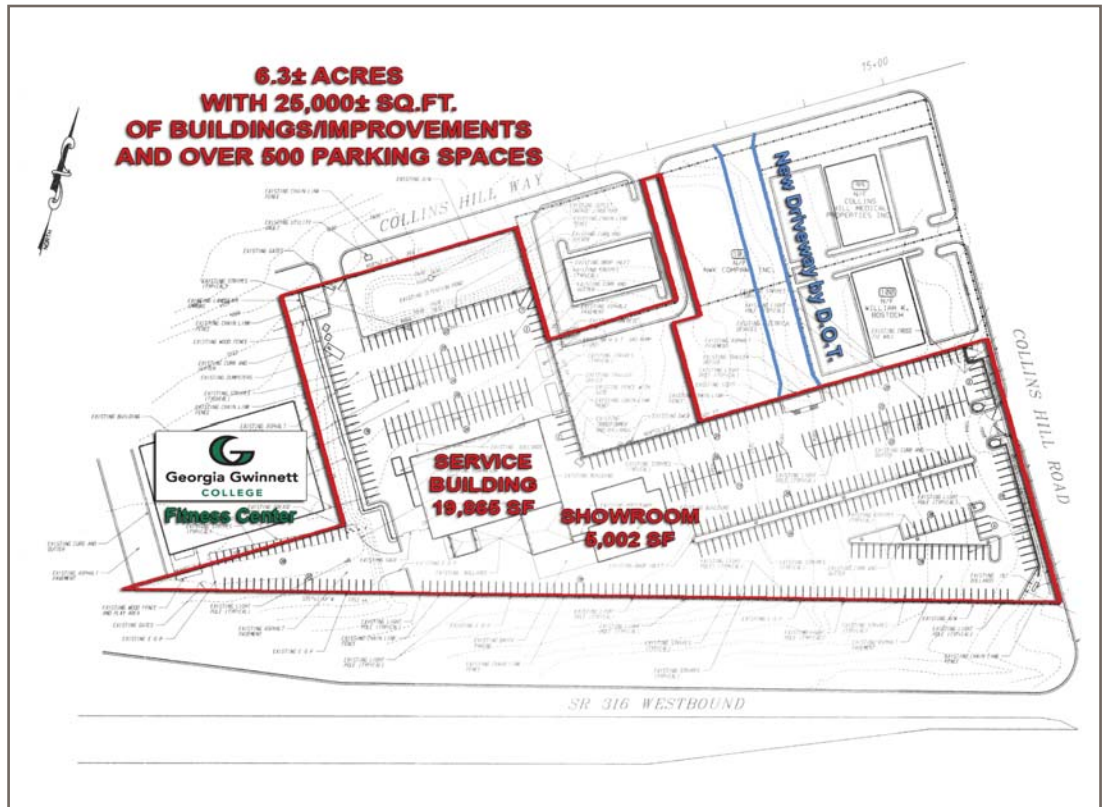
	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
2011 Est. Population	71,144	175,705	561,910
Growth 1990 - 2000	101.71%	109.44%	92.54%
2011 Est. Average HHI	\$74,203	\$77,134	\$79,651

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**MCWHIRTER
REALTY PARTNERS**

6.3± Acres For Sale
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